

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Balfour Close, Nelson, BB9 0HH

### Offers Over £329,950

SPACIOUS FOUR BEDROOM DETACHED HOME WITH GARAGE AND OFF-ROAD PARKING!

Beautifully presented and nestled at the end of cul-de-sac, this spacious, four bedroomed home is located perfectly for accessing local amenities as well as well regarded schools, major commuter routes and bus links to surrounding towns and villages. This property boasts a good sized living room, fitted kitchen, dining room, four bedrooms, a three piece bathroom suite, a three piece en suite as well as an enclosed rear garden and off-road parking. This property is situated in a quiet location, is perfect for a family or young couple looking to upsize and is certainly not one to be missed!

The property comprises briefly: entrance into the hall with stairs leading to the first floor and doors providing access to the kitchen, playroom and living room. The kitchen and living room both have doors providing access to the dining room. The kitchen is open to a convenient utility. From the dining room, there is a door providing access to the conservatory which then leads to the enclosed garden. From the first floor, there are doors providing access to four bedrooms and a three piece bathroom suite. From the main bedroom, there is access to storage and a three piece en suite. Externally, this property offers a rear, enclosed laid to lawn garden with paved areas, stone bedding areas, mature shrubs and a shed. To the front, there is off-road parking.

Viewings can be arranged by contacting our Burnley team.

# Balfour Close, Nelson, BB9 OHH

Offers Over £329,950

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- An Idyllic Detached Family Home
- Envious Views
- Off Road Parking
- Tenure Freehold
- Four Bedrooms
- Perfect Family Home
- EPC Rating C
- Sought After Location
- Generous Plot
- Council Tax Band E

## Ground Floor

### Entrance

Composite double glazed frosted door to the hallway.

### Hallway

15'5 x 6 (4.70m x 1.83m)

Central heating radiator, spotlights, smoke alarm, staircase to the first floor, doors to two reception rooms, kitchen and staircase to the first floor.

### Reception Room Two

15'5 x 7'6 (4.70m x 2.29m)

UPVC double glazed window, central heating radiator.

### Reception Room One

15 x 11'2 (4.57m x 3.40m)

UPVC double glazed bay window, two central heating radiators, coving, television point, double doors to the dining room.

### Dining Room

11'2 x 9'10 (3.40m x 3.00m)

Central heating radiator, coving, laminate flooring, UPVC double glazed sliding door to the conservatory, door to the kitchen.

### Conservatory

8'9 x 8'3 (2.67m x 2.51m)

UPVC double glazed windows, electric heater, UPVC double glazed French doors to the rear.

### Kitchen

14'0" x 9'10" (4.29m x 3.00m)

Two UPVC double glazed windows, central heating radiator, a range of wood effect wall and base units, laminate surface, stainless one and a half sink and drainer with mixer tap, freestanding Beko range oven with a second ring gas hob and extractor hood, plumbing or dishwasher, laminate flooring, open to the utility room.

### Utility Room

7'6 x 5'1 (2.29m x 1.55m)

Central heating radiator, plumbing for washing machine and dryer, laminate flooring, double glazed frosted door to the rear.

## First Floor

## Landing

11'10 x 5'2 (3.61m x 1.57m)

Loft access, smoke alarm, spotlights, doors to four bedrooms, bathroom and storage cupboard.

### Bedroom One

17'8 x 12'8 (5.38m x 3.86m)

Two UPVC double glazed windows, central heating radiator, door to a storage cupboard and en suite.

### En Suite

7'9 x 5'7 (2.36m x 1.70m)

UPVC double glazed window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, spotlights, extractor fan, tiled elevations, tiled flooring.

### Bedroom Two

12'3 x 9'10 (3.73m x 3.00m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9 x 8 (2.74m x 2.44m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'9 x 5'6 (2.36m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top was basin with mixer tap, tiled bath with mixer tap and rinse head, LED mirror, extractor fan, tiled elevations, tiled flooring.

### Bedroom Four

8'1 x 7'5 (2.46m x 2.26m)

UPVC double glazed window, central heating radiator.

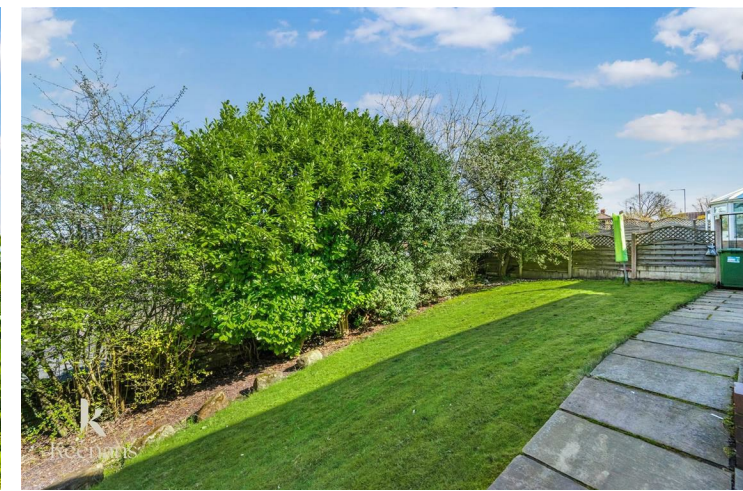
## External

### Rear

Enclosed wrap around garden with paving, bedding, laid to lawn, mature shrubs and storage shed.

### Front

Laid to lawn garden with paved driveway.



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